Davidson County DEEDWARR
Recvd: 09/16/03 14:00 2pgs
Fees:13.00 Taxes:355.20

20030916-0136143

RITA ANN MANGRUM NOTARY WILLIAMSON CO. TN

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$96,000.00.**

B. Manny
Affiant

Subscribed and sworn to before me, this the 12th day of September, 2003.

Notary Public

My commission expires: My Commission Expires April 6, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susan Baldridge	**First Franklin Corporation**	**084-16-59.00**
2519 Stinson Road	**112 Townpark Drive, Suite EG-150**	
Nashville, TN 37214	**Kennesaw, GA 30144**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dwayne Kingry, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan Baldridge, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 28 on the Plan of Hargis Heights, of record in Plat Book 974, Page 82, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dwayne Kingry, by deed from John Zarth and wife, Brenda Zarth of record in Instrument #20010424-0040361, Register's Office for Davidson County, Tennessee, dated April 20, 2001.

Melissa Kingry joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Dwayne Kingry.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record if any.
This is improved (__X__) Unimproved (____) property, known as **2519 Stinson Road, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
Witness my/our hand(s) this 12th day of September, 2003.

Dwayne Kingry

Melissa Kingry

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dwayne Kingry and wife,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **12th** day of **September, 2003.**

Notary Public

My Commission Expires:_____



My Commission Expires
April 6, 2004